

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 30, 2009 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF NOVEMBER 16, 2009

Will be available at a later date.

II. APPROVAL OF RESOLUTION

09-305133 Kathryn Nelson 665 Snelling Avenue North - Denial

Resolution Approved

II. OLD BUSINESS

a. Applicant

- **Russ Carlson – Archetype Signmakers**

(#09-256771)

Location

- 2221 Ford Parkway

Zoning

- B2; Sign-Highland

Purpose: MAJOR VARIANCE

- A variance of the sign regulations in order to allow additional signage on this site in the Highland Special Sign District which is used as a multi-tenant building. A maximum of 400 square feet is allowed, 2,000 square feet is proposed for a variance of 1600 square feet.

Denial of 2,000 sq. ft. Approval of 600 sq. ft. 7-0

III. NEW BUSINESS

A. Applicant

- **Jeff Ellerd – Veolia Environmental Services**

(#09-323179)

Location

- 309 Como Avenue

Zoning

- I2

Purpose: MAJOR VARIANCE

- Three variances are requested for site improvements to Veolia Environmental Services transfer station. This site is within the area to be taken by the City for the extension to Pierce Butler Route. 1) A 300-foot setback for outside storage from a residential property is required, 170 feet is proposed for a variance of 130 feet. 2) The applicant requests that the requirement to screen outside storage from the residential use be waived due to the fact that within a short time span the city will obtain his property. 3) The applicant requests

to waive the city requirement to pave the employee parking area as the paving would be removed once the land is obtained by the city.

Approval w/cond.

7-0

- B. Applicant - **Judith Neren Dean** (#09-322634)
Location - 149 Curtice Street East
Zoning - RT1
Purpose: MAJOR VARIANCE - Two variances of the lot requirements in order to legalize an existing duplex. 1) The existing lot is 37 feet wide, 50 feet is required for a variance of thirteen (13) feet. 2) A minimum of 6,000 square feet of lot area is required, 4,551 square feet is available for a variance of 1,449 square feet.
Laid over 30 days to 12-28-09

- C. Applicant - **Sue Yang** (#09-322606)
Location - 1873 3rd Street East
Zoning - R3
Purpose: - A variance of the side yard setback in order to construct a new detached garage. A six foot side yard setback is required, three (3) feet is proposed for a variance of three (3) feet.
Approved ***7-0***

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.